

**Pueblo West Committee of Architecture
February 08, 2018
Minutes**

The Committee of Architecture of the Pueblo West Metropolitan District met in regular meeting at 109 E Industrial Boulevard, Pueblo West, Colorado on February 08, 2018, at the hour of 5:30 p.m. Kent Shelman called the meeting to order.

ROLL CALL: On roll call there were present Kent Shelman, James Maggard, Leanna Lowe, Bill Vickers, and Staphanie Cordova-Catalano. Also present were Community Development Director Laurie Cozzetto and newly appointed Committee of Architecture Members Rick Dickerson and Jennifer Mitchell who will take their positions on March 8, 2018. 10 citizens signed in.

MINUTES: Motion was made by Member Maggard to continue the minutes until the end of the meeting for discussion. The motion was given a second by Member Vickers. The motion carried.

SINGLE FAMILY RESIDENTS:

**Original Concepts/ Original Concepts
Tract 3, Block 2, Lot 2**

A single family residence to be constructed at 1003 S Acre View Drive. No one was present to represent the property. Motion was made by Member Cordova-Catalano to continue the plans until the property is staked and an address sign is in place. The motion was given a second by Member Lowe, Vickers and Maggard nay. The motion carried.

**Premier Homes/Premier Homes
Tract 233, Block 6, Lot 27**

A two-story single family residence to be constructed at 531 N Canvas Drive. Augie was present to represent the property. Motion was made by Member Vickers to approve the plans provided Premier Homes checks the drainage, staff checks the stakes and provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**Chad Pulsifer Construction
Tract 303, Block 26, Lot 17**

A single family residence to be constructed at 1149 S Tierra Blanco Drive. Jake Pulsifer was present to represent the property. Motion was made by Member Maggard to approve the plans as submitted and provided 1, 2, 7, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried

**Sharp/Sharp Family Investments LLC
Tract 305, Block 1, Lot 4**

A single family residence to be constructed at 1193 W Buena Ventura Court. No one was present to represent the property. Motion was made by Member Cordova-Catalano to approve the plans as submitted and provided 1, 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**Cowen/Cowen
Tract 305, Block 2, Lot 1**

A single family residence to be constructed at 1151 W De La Vista Court. Brian Cowen was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted and provided 1, 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Vickers. The motion carried.

**Sky Creek Homes/ Sky Creek Homes
Tract 305, Block 12, Lot 21**

A single family residence to be constructed at 878 S Cayuga Court. Debra was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted and provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Drop Tine Construction/ Drop Tine Construction
Tract 309, Block 10, Lot 12**

A single family residence to be constructed at 287 S Desierto Drive. Justin with Drop Tine was present to represent the property. Motion was made by Member Vickers to approve the plans as submitted and provided 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

**Hawker/Rolling Prairie Homes LLC
Tract 331, Block 12, Lot 12**

A single family residence to be constructed at 383 S Falcon Drive. No one was present to represent the property. The Committee of Architecture has no standing in this tract having reviewed the plans and the property found no issues.

**Diaz/Diaz
Tract 339, Block 8, Lot 8**

A two-story single family residence to be constructed at 356 W Hazelnut Way. No one was present to represent the property. Motion was made by Member Shelman to continue the plans until the property owner could attend the next meeting. The Committee has several questions for this applicant to explain the location and the design of the structure. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Total Building Concepts/ Total Building Concepts
Tract 347, Block 11, Lot 11**

A single family residence to be constructed at 881 S Palomar Drive. Jeremy with Total Building was present to represent the property. Motion was made by Member Lowe to approve the plans provided an address sign is in place and provided 1, 2, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Greenhorn Builders/ Greenhorn Builders
Tract 402, Block 1, Lot 27**

A single family residence to be constructed at 1248 N Marco Lane. Randy with Greenhorn Builders was representing the application. Motion was made by Member Cordova-Catalano to approve the plans as submitted and provided 1, 2, 7, 8, & 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

APPLICATIONS TO BE REVIEWED:

**Shauffer/Cleary
Tract 236, Block 13, Lot 23**

A 64' x 42' detached garage with a 23' height to be constructed at 705 E Paradise Drive. No one was present to represent the property. Staff reported that the plans need to be pulled at this time. The home owner and public works are working toward an agreement for the location of the driveway access. The plans were continued.

**Anderson/Cleary
Tract 242, Block 13, Lot 5**

A 40' x 42' storage building with a 19' height to be constructed at 1103 E Sequoya Drive. No one was present to represent the property. Motion was made by Member Lowe to approve the plans provided there is 6" overhangs or gutters on the structure and provided number 7 on the attached motion sheet is applied and construction is completed within 90 days of the approval date February 08, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Snell/Snell
Tract 320, Block 2, Lot 6**

A 56' x 32' barn with a 20' height to be constructed at 910 W Saguache Drive. No one was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted and provided number 7 on the attached motion sheet is applied and construction is completed within 90 days of the approval date February 08, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Smith/Smith
Tract 346, Block 4, Lot 6**

A 40' x 30' detached garage with a 15' height to be constructed at 276 S Hacienda Del Sol. Mr. Smith was present representing the property. Motion was made by Member Lowe to approve the plans provided there are 6" overhangs or gutters on the structure and provided number 7 on the attached motion sheet is applied and construction is completed within 90 days of the approval date February 08, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

**Toelle/Home Repair Shop
Tract 357, Block 7, Lot 8**

A 52' x 24' detached garage with a 16' height to be constructed at 882 S Espanola Drive. No one was present to represent the property. Motion was made by Member Vickers to approve the plans provided there is 6" overhangs or gutters on the structure and provided number 7 on the attached motion sheet is applied and construction is completed within 90 days of the approval date February 08, 2018. The motion was given a second by Member Lowe. The motion carried.

**Asset Strategy Group LLC/Western States Management Group LLC
Tract 367, Block 1, Lot 1**

A 10' x 8' addition with a 14' height to be constructed at 99 E McCulloch Boulevard. No one was present to represent the property. Motion was made by Member Lowe to approve the plans as submitted and provided number 7 on the attached motion sheet is applied and construction is completed within 90 days of the approval date February 08, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

VARIANCES:

**Drop Tine Construction/Drop Tine Construction
Tract 5, Block 8, Lot 16**

A height variance of 35' in a tract that has a 30' requirement for a single family residence with a walkout basement at 1186 S Mountainside Court. Dustin with Drop Tine Construction was present to represent the property. Motion was made by Member Cordova-Catalano to approve the variance for a 35' height from lowest exposed ground to highest peak provided the residence is constructed within one year from the date of approval of February 8, 2018 or the variance will be considered null and void. The motion was given a second by Member Lowe. The motion carried.

A second variance for the front set back was discussed as well. The front yard setback variance for 15' had been mailed out in December and had not received any negative responses from neighboring property owners. The variance was pulled prior to the meeting to allow the owner to redesign the residence to try to fit the lot, being a challenging property to build on. The variance for height was submitted without a variance for the front setback, however, in the case that the front setback variance is needed during construction, the property owner requests that the Committee consider a front setback as well. Motion was made by Member Cordova-Catalano to approve the front setback if needed, provided the property owner submit a revised plot plan if the setback variance is required. The motion was given a second by Member Lowe. The motion carried.

A single family home to be constructed at 1186 S Mountainside Court. Motion was made by Member Maggard to approve the plans as submitted provided 1, 2, 8, and 9 on the attached motion sheet are applied. The motion was given a second by Member Lowe. The motion carried.

Evans

Tract 314, Block 5, Lot 19

A request for variance to allow ground mounted solar panels that have been constructed with a height of 9' at 2096 W. Woodstock Court. Resolution #2007-1 has a height restriction for ground mounted solar panels of 6'. The panels were approved by the Committee but were not constructed in accordance with the approval or the resolution. Brandon with Photon Brothers and Mr. and Mrs. Evans were present to represent the property. Following discussion about fencing to be used for screening or plant material, motion was made by Member Shelman to approve the ground mounted solar panels with a 9' height provided they are screened within 6 months, August 30, 2018 with plant material or fencing approved by the Committee of Architecture. The motion was given a second by Member Cordova-Catalano. The motion carried.

APPROVAL RECOMMENDED BY STAFF:

Black

Tract 146, Block 2, Lot 7

A 6' cedar fence and a 6' chain link fence to be constructed at 957 E Keymar Drive. Motion was made by Member Maggard to approve the plans as submitted provided number 5 on the attached motion sheet is applied and that construction is completed within 60 days of the approval date of February 08, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Ester Lopez

Tract 239, Block 7, Lot 41

A 41' x 20' pole barn with an 11' height to be constructed at 1336 N Dailey Drive. Motion was made by Member Maggard to approve the plans as submitted provided number 2 & 7 on the attached motion sheet is applied and that construction is completed within 60 days of the approval date of February 08, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Huskin

Tract 243, Block 1 Lot 19

An 8' chain link fence to be constructed at 79 N Precision Drive. Motion was made by Member Maggard to approve the plans as submitted provided construction is completed within 60 days of the approval date February 08, 2017. The motion was given a second by Member Lowe. The motion carried.

Geiman

Tract 302, Block 6, Lot 12

Roof mounted 12' x 22' solar panels with a 6" height to be placed on the residence located at 1557 W Plaza de los Leones Drive. Motion was made by Member Maggard to approve the plans as submitted provided the panels are

maintained, are removed if they become damaged or unused and that construction is complete within 60 days of the approval date of February 08, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Sky Creek Homes
Tract 303, Block 9, Lot 12

A 10' x 14' deck to be constructed at 1302 W Caida Del Sol Drive. Motion was made by Member Maggard to approve the plans as submitted provided by number 7 on the attached motion sheet is applied and that construction is completed within 60 days of the approval date February 08, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Alexander
Tract 303, Block 23, Lot 3

Roof mounted 32' x 40' solar panels with a 6" height to be placed on the residence located at 967 W Camino Pablo Drive. Motion was made by Member Maggard to approve the plans as submitted provided the panels are maintained, are removed if they become damaged or unused, and that construction is complete within 60 days of the approval date of February 08, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Marmolerjo
Tract 305, Block 2, Lot 2

Roof mounted 35' x 9' solar panels with a 6" height to be placed on the residence located at 1159 W De La Vista Court. Motion was made by Member Maggard to approve the plans as submitted provided the panels are maintained, are removed if they become damaged or unused and that construction is complete within 60 days of the approval date of February 08, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Skogen
Tract 305, Block 5, Lot 8

A 16' x 10' storage building with a 10' height to be constructed at 1009 W Stallion Drive. Motion was made by Member Maggard to approve the plans as submitted provided numbers 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of February 08, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Horton
Tract 309, Block 6 Lot 3

A 28' x 28' detached garage with a 20' height to be constructed at 1272 W Calle Antigua. Motion was made by Member Maggard to approve the plans as submitted provided numbers 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of February 08, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Lovelace
Tract 314, Block 5, Lot 1

A 3' vinyl fence and a 4' chain link to be constructed at 448 S Tejon Avenue. Motion was made by Member Maggard to approve the plans as submitted provided construction is completed within 60 days of the approval date February 08, 2017. The motion was given a second by Member Lowe. The motion carried.

Mann

Tract 314, Block 8, Lot 3 & 4

A 16' x 12' storage building with an 11' height to be constructed at 1806 W Carrizo Springs Avenue. Motion was made by Member Maggard to approve the plans as submitted provided by numbers 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of February 08, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Fahrer

Tract 359, Block 9, Lot 1

A 12' x 10' green house with an 8' height to be constructed at 796 W Cambria Drive. Motion was made by Member Maggard to approve the plans as submitted provided by numbers 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of February 08, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Home Repair Shop

Tract 360, Block 1, Lot 24

A construction extension on a new build to be constructed on 1219 S Thoreau Place. Motion was made by Member Vickers to approve the plans as submitted provided by numbers 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of February 08, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Kish

Tract 361, Block 1, Lot 7

Two 40' Hamm radio antennas to be constructed at 569 W Sweetwater Court. Resolution #90-1 was provided and referred to for direction. This resolution was unknown to the Committee because it is not needed often. Staff knew of the resolution and used it to assist the applicant in making application. Motion was made by Member Maggard to approve the plans as submitted provided numbers 7, 10 & 11 on the attached motion sheet is applied and that construction is completed within 60 days of the approval date of February 08, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

Mikus

Tract 377, Block 2, Lot 2

A 24' x 14' patio cover with a 9' height to be constructed at 338 E Fraser Drive. Motion was made by Member Maggard to approve the plans as submitted provided number 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of February 08, 2018. The motion was given a second by Member Cordova-Catalano. The motion carried.

OTHER MATTERS:

- Reports by Staff:** Staff provided the numbers for committee actions for the month of January, 2018 in the form of the District Managers report that is submitted to the Metropolitan District monthly.
- Unfinished Business:** January 25, 2018 minutes were discussed. Member Maggard requested more of the discussion for the variance on Greenway be a part of the minutes. Staff will make the revisions and submit the minutes for the next meeting review on February 22, 2018.
- New Business:** Member Maggard provided the Committee with copies of the Pueblo County Planning and Zoning definition of 'pet'. Discussion was delayed until the next meeting.

No further business to come before the Committee at this time, the meeting was adjourned.

Submitted:



Jennifer Mitchell (3/8/2018)
Secretary

JM:lc

Pueblo West Committee of Architecture
Motion sheet for approval

1. Submission of a stamped foundation plan to the PWCOA office prior to excavation.
2. The approved landscaping plan (to include at least twenty-five feet to the rear, and ANY areas disturbed by construction), is completed by **November 8, 2018**, and the landscaping is maintained thereafter. Any land disturbed beyond the scope of the landscaping plan shall be reclaimed with ground cover approved by the PWCOA. Until the landscaping is complete, weeds will be cut and kept under control.
- 2a. The approved landscaping plan for the entire lot is completed by **November 8, 2018** and the landscaping is maintained thereafter. Until the landscaping is complete, weeds will be cut kept under control.
3. The top of the evaporative cooler is located below the ridge to the rear of the roof and is colored to blend with the dwelling.
4. The propane tank is placed in accordance with the Uniform Fire Code and is screened from public view.
5. The horizontal support boards and the vertical posts for the fence are constructed to the inside of the property, or in a shadow box manner.
6. The mobile home is tied down upon arrival. That it is skirted within 45 days, and a porch (not just steps) is placed at the entry.
7. The accessory building is colored to match the dwelling.
8. Prior to any excavation work, the property lines and construction area shall be clearly marked and a lavatory placed on site. Adjacent lots shall not be disturbed or damaged by construction traffic and equipment. All trash shall be contained, containers emptied when full, and the construction area and the surrounding lots be kept free of construction debris.
9. Construction is completed within 180 days of the approval date **February 8, 2018**.
10. Model home/commercial provisions:
 - a. Adequate parking will be provided.
 - b. Identification signage will not include prices.
 - c. Sign will be maintained and removed immediately when the model home status ends or the business closes.
 - d. Model home status will end no later than _____ after approval.